

The Wethersfield Historic District Commission held a Public Hearing on January 8, 2013 at the Wethersfield Town Hall, Town Manager's Conference Room – First Floor, 505 Silas Deane Highway, Wethersfield, Connecticut.

Members Present: Robert Garrey, Chairperson
Michael Rell, Vice Chairperson
Cynthia Greenblatt
Mark Raymond (Arrived at 7:45 PM)
Douglas Ovian, Alternate
Paul Courchaine, Alternate

Members Absent: John Maycock, Clerk
Lisa Wurzer, Alternate

Also Present: Kristin Stearley, Historic District Coordinator
Linda Messina, Recording Secretary

Commissioner Garrey called the meeting to order at 7:30 PM, and read the opening comments. Commissioner Greenblatt, Clerk, read the Legal Notice as it appeared in the *Rare Reminder* on January 10, 2013.

APPLICATION NO. 4117-13. The Metropolitan District (MDC) seeks re-approval to install an emergency back-up generator system for the Howard Avenue Pump Station.

Steve Hallowell, Wright Pierce, and Eric Pizzoferrato, MDC, 555 Main Street, Hartford, appeared before the Commission. They would like to install a generator at the Howard Avenue sewer pump station. Construction is scheduled for April and should be completed in June. Drawings were submitted. This was approved two years ago, and they are seeking re-approval. It is a precast concrete structure with a brick façade. It is a 35 kW generator. It will provide backup power in the event that they lose line power to the pump station to pump sewage out of the wet well into the gravity force main on the other side. The dimensions of the fenced area are 20' x 30'. There will be PVC coated chain link fencing in black. The fence is 7' high. The unit is a precast housing for the electrical enclosure. There will be doors on both sides that are locked at all times. The generator operates off diesel fuel. It has low level leak detection. There will be an asphalt apron up to the fence, then geotiles. They will be planting arborvitaes around the generator. They have a two year maintenance contract for the arborvitaes. The planted height of the arborvitaes will be 8' and they will keep them at 10'.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 4114-13. Stacey Pinney seeking to install a 24" x 32" stainless steel chase cover and chimney cap on the existing brick chimney at 410-412 Middletown Avenue.

Stacey Pinney, 410 Middletown Avenue, appeared before the Commission. She is changing her boiler from oil to gas so it needs a liner. She needs a chimney chase cover that sits on the brick to protect the chimney. The chimney liner accommodates both boilers. The cap covers the entire chimney. It is plain stainless steel. There will be a rain cap in the center. It will be approximately 12" higher than the cap. Photos were submitted. It is a solid cover. The chimney is 4' above the roof and 35' up in the air. The stainless steel will be painted black.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 4115-13. Susan Veilleux seeking to replace the existing wood roof shingles with asphalt roof shingles on the shed at 133 Main Street.

Susan Veilleux, 133 Main Street, and Mark Sheldon, 215 Chaplin Road, Eastford, appeared before the Commission. They would like to replace the wood roof shingles on the shed with asphalt roof shingles to match the barn next to it. Photos were submitted.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

Upon motion by Commissioner Rell seconded by Commissioner Greenblatt, and a poll of the Commission, it was voted to close the public hearing and to open the public meeting.

Aye: Garrey, Rell, Greenblatt, Courchaine, Ovia

APPLICATION NO. 4117-13. The Metropolitan District (MDC) seeks re-approval to install an emergency back-up generator system for the Howard Avenue Pump Station.

Upon motion by Commissioner Ovia seconded by Commissioner Greenblatt and a poll of the Commission, it was voted to APPROVE the application as submitted.

Discussion

Commissioner Garrey stated that there were several concerns when the application was heard originally and the designs presented this evening have addressed those concerns. There was a lot of cooperation to come up with something that the Commission is comfortable with.

Commissioner Ovia stated that the Commission would be reiterating a decision made previously. The effort to add the utility is being done in a harmonious way for that particular edge of the District. His only concern is that what's there be tended to a certain degree. When the arborvitaes get out of hand, it becomes a question of who is to tend to them.

Aye: Garrey, Rell, Greenblatt, Courchaine, Ovia

APPLICATION NO. 4114-13. Stacey Pinney seeking to install a 24" x 32" stainless steel chase cover and chimney cap on the existing brick chimney at 410-412 Middletown Avenue.

Upon motion by Commissioner Ovia seconded by Commissioner Greenblatt and a poll of the Commission, it was voted to APPROVE the application as submitted.

Discussion

Commissioner Garrey stated that this will have very minimal impact.

Commissioner Ovia stated that they can distinguish this application from others in large part because we've never seen this product before. Having seen the product, this is not to provide multiple venting for a chimney but for one single vent that is centered in such a way that it has minimal impact on the rise around the perimeter. The concern about staining on the chimney over the years does merit toward the use of stainless.

Commissioner Greenblatt stated that she was glad the applicant brought the photo. She understands the comment that it will be attractive. It's not at all offensive. It's going to be very high up in the air and hardly visible. It's made of a durable material that will last for a long time.

Commissioner Courchaine stated that he is glad that the Commission is in favor of a solution like this that works for the homeowner.

Aye: Garrey, Rell, Greenblatt, Courchaine, Ovia

APPLICATION NO. 4115-13. Susan Veilleux seeking to replace the existing wood roof shingles with asphalt roof shingles on the shed at 133 Main Street.

Upon motion by Commissioner Greenblatt seconded by Commissioner Courchaine and a poll of the Commission, it was voted to APPROVE the application as submitted.

Discussion

Commissioner Garrey stated that he has no issue.

Commissioner Greenblatt stated that they are using the same materials that already exist on the barn which is adjacent to the house, it will have a pleasing effect and it will solve some of the problems they are trying to ameliorate.

Commissioner Ovian stated that the site line is pretty minimal, it is an accessory building. The building will now age in conjunction with the buildings next to it. All in all it is a great choice for a backyard building.

Aye: Garrey, Rell, Greenblatt, Courchaine, Ovian

MINUTES OF JANUARY 8, 2013

Upon motion by Commissioner Rell, seconded by Commissioner Greenblatt and a poll of the Commission, it was voted to APPROVE the minutes of the January 8, 2013 meeting as submitted.

Aye: Garrey, Rell, Greenblatt, Courchaine, Ovian

PRE-APPLICATION HEARING

Matthew Cooper, 179 Broad Street, appeared before the Commission. He discussed the changes he would like to make:

1. Replace windows on the addition.
2. Replace rear entry door.
3. Remove window on second floor.
4. Relocate two air conditioning compressor units.

2012 ANNUAL REPORT

There was the same number of applications in 2012 as in 2011. They were more evenly split between windows, fencing, additions, etc. The approval rating of applications by the Commission is at 95%, but it would have been 97% if there had not been two withdrawn applications. The Commission also undertook the revision of its handbook during 2012.

Upon motion by Commissioner Courchaine, seconded by Commissioner Rell and a poll of the Commission, the 2012 Annual Report to the CT Commission on Culture and Tourism was APPROVED as submitted.

Aye: Garrey, Rell, Greenblatt, Raymond, Courchaine, Ovian

OTHER BUSINESS

Public comments on general matters of the Historic District

None.

Report of the Historic District Coordinator

The revised handbook will now be made live. It will be available on the town's web site and also from the Building Department.

Commissioner Courchaine and Kristin attended a stakeholder's luncheon to discuss a grant that the town is pursuing with the CT Trust for Historic Preservation which will be used in the Historic District. She is not entirely sure how the money will be spent, but right now they are studying the best uses for the Comstock Ferre, Belden House and the Masonic Hall properties. Future meetings will include the public and will be noticed.

Correspondence

None.

ADJOURNMENT

Upon motion by Commissioner Rell, seconded by Commissioner Greenblatt and a poll of the Commission, it was voted to ADJOURN the meeting at 8:48 PM.

Aye: Garrey, Rell, Greenblatt, Courchaine, Ovian

Respectfully Submitted

TOWN OF WETHERSFIELD
HISTORIC DISTRICT COMMISSION

Cynthia Greenblatt
-Clerk Pro Tem-